

170.B

0001

0309.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

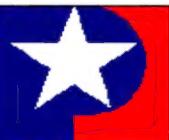
481,200 / 481,200

USE VALUE:

481,200 / 481,200

ASSESSED:

481,200 / 481,200


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
88		PARK AVE, ARLINGTON

<b>OWNERSHIP</b>	Unit #:	309
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Owner 1: VIEIRA PATRICIA ANN

Owner 2:

Owner 3:

Street 1: 88 PARK AVE #309

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov:

Postal:

**NARRATIVE DESCRIPTION**

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1984, having primarily Brick Exterior and 1170 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 1 Bdrm.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6044																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	481,200			481,200		143829
							GIS Ref
							GIS Ref
							Insp Date
							05/22/18

PREVIOUS ASSESSMENT		Parcel ID		PAT ACCT.						
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	481,200	0	.	.	481,200		Year end	12/23/2021
2021	102	FV	474,400	0	.	.	474,400		Year End Roll	12/10/2020
2020	102	FV	460,800	0	.	.	460,800	460,800	Year End Roll	12/18/2019
2019	102	FV	454,000	0	.	.	454,000	454,000	Year End Roll	1/3/2019
2018	102	FV	374,800	0	.	.	374,800	374,800	Year End Roll	12/20/2017
2017	102	FV	326,000	0	.	.	326,000	326,000	Year End Roll	1/3/2017
2016	102	FV	326,000	0	.	.	326,000	326,000	Year End	1/4/2016
2015	102	FV	304,500	0	.	.	304,500	304,500	Year End Roll	12/11/2014

SALES INFORMATION		TAX DISTRICT		ACTIVITY INFORMATION	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
MURRELL LEANNA	23038-215		4/1/1993		140,000
				No	No
					Y

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
5/22/2018									Measured		DGM	D Mann											
5/6/2000										197	PATRIOT												

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

**EXTERIOR INFORMATION**

Type:	7 - Condo Garden	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	3 - Brick or Stone	
Frame:	1 - Wood	
Prime Wall:	7 - Brick	
Sec Wall:		%
Roof Struct:	2 - Hip	
Roof Cover:	1 - Asphalt Shgl	
Color:	BRICK	
View / Desir:	F - Fair	

**GENERAL INFORMATION**

Grade:	C+ - Average (+)
Year Blt:	1984
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	1 - Drywall
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	3 - Electric
Heat Type:	15 - H.V.A.C
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

**MOBILE HOME**

Make:		Model:		Serial #:		Year:		Color:	
<b>SPEC FEATURES/YARD ITEMS</b>									

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod/JFact	Juris. Value

**BATH FEATURES**

Full Bath:	1	Rating: Average	646-1153, Building Number 1.
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	0	Rating: Average	
A HBth:		Rating:	
OthrFix:		Rating:	

**RESIDENTIAL GRID**

1st Res Grid		Desc:	Line 1	# Units:	1
Level	FY	LR	DR	D	K FR RR BR FB HB L O
Other					
Upper					
Lvl 2					
Lvl 1					
Lower					
Totals	RMS:	4	BRs:	1	Baths: 1 HB 0

**OTHER FEATURES**

Kits:	1	Rating: Average
A Kits:		Rating:
Fpl:	0	Rating: Average
WSFlue:		Rating:

**CONDO INFORMATION**

Location:	R - Rear
Total Units:	
Floor:	2 - 2nd Floor
% Own:	2.039999962
Name:	29 - 6044

**DEPRECIATION**

Phys Cond:	GD - Good	16. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	16.8	%

**CALC SUMMARY**

Basic \$ / SQ:	325.00
Size Adj.:	1.01282048
Const Adj.:	0.94490540
Adj \$ / SQ:	311.031
Other Features:	32910
Grade Factor:	1.10
NBHD Inf:	1.32500005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	578360
Depreciation:	97164
Depreciated Total:	481195

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:		AvRate:		Ind.Val

Juris. Factor:		Before Depr:	453.33
Special Features:	0	Val/Su Net:	411.28
Final Total:	481200	Val/Su SzAd:	411.28

**COMMENTS**

646-1153, Building Number 1.
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**SKETCH**

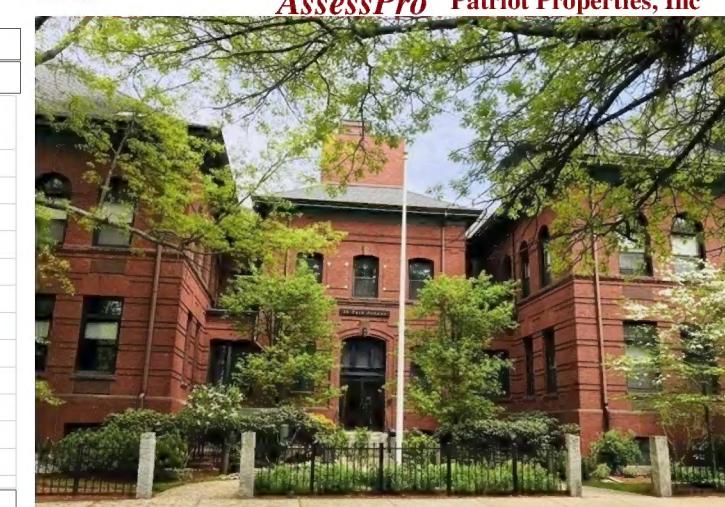
<b>REMODELING</b>	<b>RES BREAKDOWN</b>
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
<b>Totals</b>	
1	4
	1

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,170	311.030	363,907

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
Net Sketched Area:	1,170	Total:	363,907		
Size Ad	1170	Gross Area	1170	FinArea	1170

**IMAGE**

**AssessPro Patriot Properties, Inc**